

Slaley | Hexham | Northumberland

Townfoot House











## Accommodation in Brief

### Main House

#### Ground Floor

Entrance Hall | WC | Dining Room | Sitting Room | Kitchen | Utility Room  
Boot Room | Dining Area | Orangery

#### First Floor

Principal Bedroom | Ensuite | Three Further Bedrooms | Bathroom

### Annexe

#### Ground Floor

Gym | Two Garages

#### First Floor

Sitting Room | Bedroom | Ensuite







## The Property

Townfoot House is a beautifully presented barn conversion offering well laid out accommodation throughout. Over recent years, various renovations have taken place, sympathetically blending the original character of the building with modern additions, notably an expansive kitchen, dining area, and Orangery. Additionally, there is a new cedar-clad, separate double garage with a gym and accommodation on the first floor. The property is situated on the edge of the plot, offering a stunning outlook over the generous gardens to the front and the countryside beyond.

A solid wood door leads into the spacious, split-level entrance hall with flagstone flooring on the lower level. Steps lead up to the main house, which features wooden flooring and stairs to the first floor. The principal reception rooms are located to one side with a spacious dining room leading from the entrance hall, featuring dual aspects to the front and rear. The drawing room, with its vaulted ceiling, adds to the character of the room, and a deep chimney breast recess houses a multi-fuel stove at one end. French doors lead out to a paved patio area, providing a glorious outlook over the gardens.

The stunning kitchen features a range of hand-painted bespoke units and marble worktops, with integrated appliances including a full-size fridge, full-size freezer, Miele microwave, Miele electric oven, dishwasher, and dual-zone wine cooler. A gas Aga is neatly positioned between the bespoke cabinetry. Set in the large kitchen island is a Miele induction hob with an extractor over, and the island extends to a beautiful wood breakfast bar with storage underneath.





The kitchen flows seamlessly into the dining area and further into the Orangery, with a continuation of palettes and flooring, underfloor heating, and ample natural light from the Orangery lantern. The wraparound Orangery windows include French doors leading out towards the terraces and the outdoor kitchen area. The utility/boot room, located off the kitchen, offers additional cabinetry, integrated fridge and freezer spaces, and areas for a washing machine and tumble dryer.

Stairs lead to the first floor landing with access to all bedroom accommodations. The master bedroom, generously proportioned, includes two built-in cupboards and additional storage in the eaves. A dormer window floods the room with natural light, while another window offers views over the garden and beyond. The master bedroom also benefits from a recently refurbished en-suite shower room.

Three further double bedrooms, two with built-in cupboards, are served by the recently refurbished family bathroom, which provides a contemporary feel to the property. The bathroom is fitted with a walk-in shower cubicle, bath, washbasin, WC, and a built-in cupboard.



















## Annexe

The architecturally designed, cedar-clad garage and gym are located away from the house and consist of a double garage and gym on the ground floor, with accommodation on the first floor. Entrance to the central gym area is through a glazed door, adjacent to large bi-fold doors that open to a south-facing aspect. The external garage doors are electrically operated.

The separate private entrance to the first-floor accommodation is accessed from the rear of the building via a wooden staircase and a purpose-built wooden walkway across to a small private patio area.

The upstairs accommodation consists of a large, contemporary space with dual aspects through an east-facing picture window and several south-facing Velux windows. There is a door to a bedroom with a south-facing Velux window and a compact en-suite shower. The building is heated by electric radiators and has broadband connectivity.

This distinctive, cedar-clad building could potentially be reconfigured into further dwelling space, subject to the necessary consents.









## Externally

Externally, the property is accessed through a five-bar gate with a gravel driveway leading to a parking area with space for several vehicles, immediately in front of the garage. Lawns interspersed with mature shrubs and young fruit trees flank the driveway, with a raised area to the northern boundary. A charming summer house is ideally placed to enjoy the surroundings, while the mature woodland setting provides a sense of privacy and tranquility. Delightful patio areas are situated at various points, including one directly off the house. The grounds extend to the rear of the property with gravel and stone pathways providing access to all sides.





## Local Information

Slaley is a popular village and offers an excellent range of conveniences with a village school, village shop, public house and Slaley Hall Hotel offering excellent restaurant and leisure facilities with further extensive amenities in nearby Hexham. The bustling market town of Hexham offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital.

The town has an historic abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities.

For schooling there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The closest rail station is at Riding Mill, providing regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.





Google Maps

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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage

Postcode

Council Tax

EPC

Tenure

NE47 0BQ

Band G

Rating C

Freehold

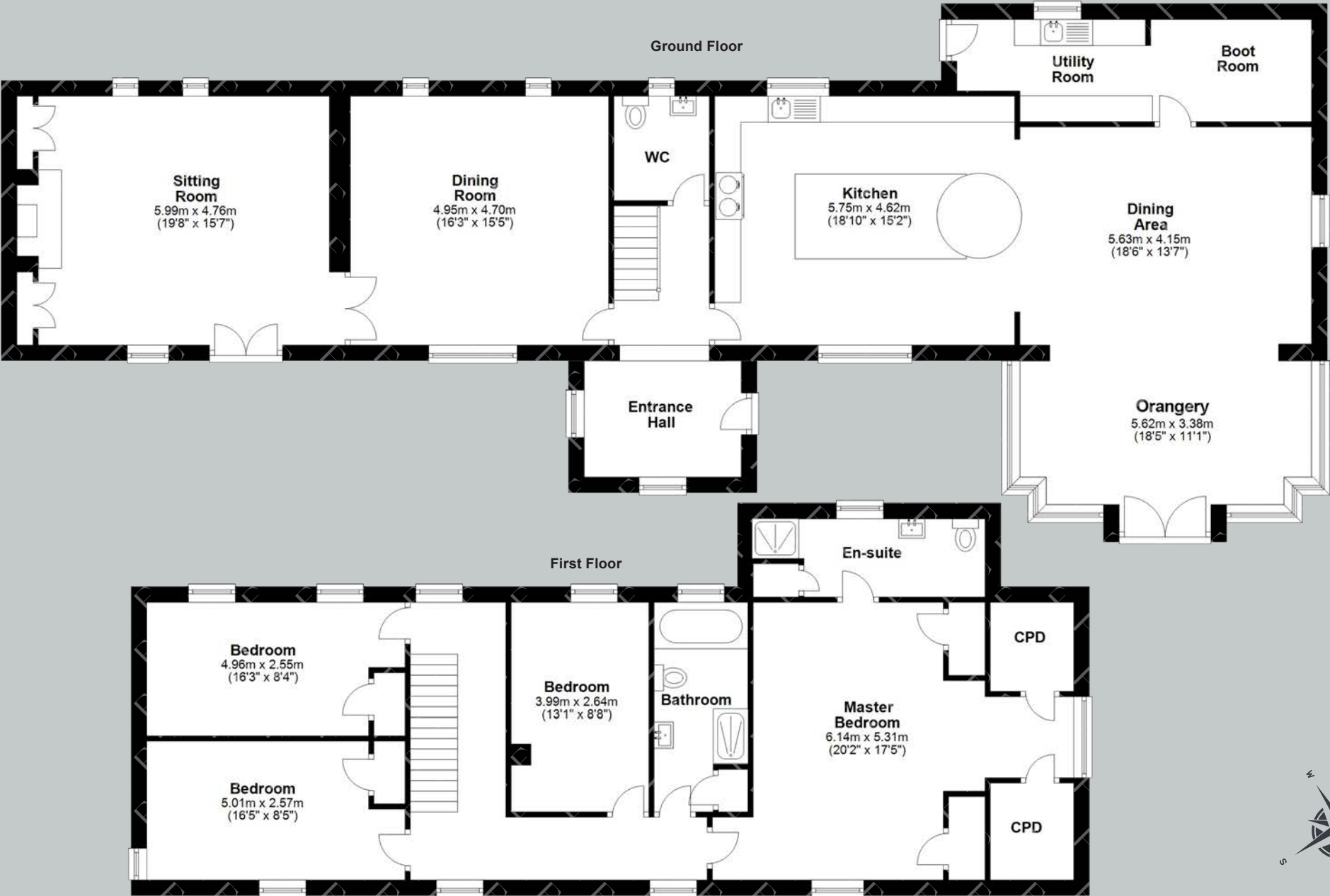
## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)



Floor Plans



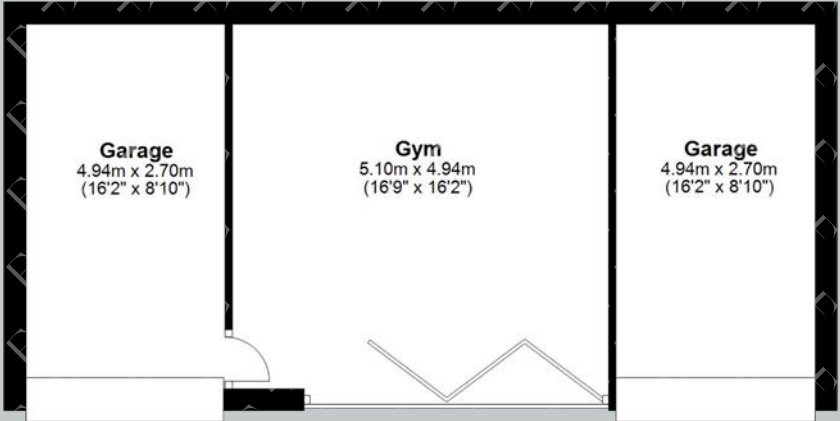
Total area: approx. 350.2 sq. metre (3769.9 sq. feet)



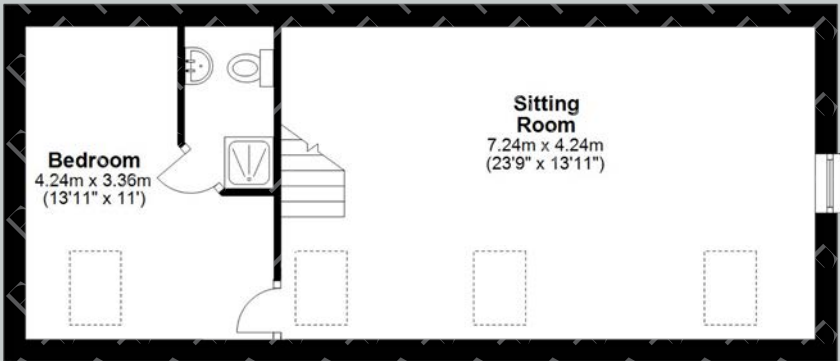
Floor Plans



Annexe



Ground Floor



First Floor

Total area: approx. 350.2 sq. metre (3769.9 sq. feet)







# Finest

PROPERTIES

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